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LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

(This form shall *not* be uploaded to the Multiple Listing Service)

Seller(s): **Gayle Taylor, by her Attorney in Fact, Gerald Taylor**.

Listing Broker: **Charis Realty**.

Property Address: **3737 Oak Ave, Gwynn Oak, MD 21207**.

This agreement serves as confirmation of the cooperative compensation offered by Listing Broker to Buyer Brokers or Subagents in relation to the sale of the property noted above. The Listing Broker shall pay the cooperative compensation to a Buyer Broker or Subagent who completes performance specified herein. Seller acknowledges that the offer of cooperative compensation is fully negotiable and not fixed by law or established by any membership organization with which Listing Broker is affiliated.

1. In the event of a sale or exchange of the above property is made to a buyer produced or assisted by a Buyer Broker or Subagent, Seller has authorized Listing Broker to pay cooperative compensation to the Buyer Broker or Subagent.

2. Listing Broker shall pay cooperative compensation to the Buyer Broker in the amount of $_____ or **2.500** % of the purchase price.

3. Listing Broker shall pay cooperative compensation to the Subagent in the amount of $_____ or **2.50** % of the purchase price.

4. The source of compensation does not affect the agency relationships between a buyer and Seller and their respective real estate brokers.

5. Nothing herein shall make a Buyer's Broker or Subagent a party to the Contract of Sale. Buyer's Broker or Subagent shall be an intended third-party beneficiary of the right to be paid compensation from the Listing Broker herein.

6. The cooperative compensation earned by Buyer Broker or Subagent shall be paid at settlement from the proceeds of the transaction.

7. In the event of a conflict relating to cooperative compensation between a Contract of Sale and this Offer of Cooperative Compensation, this Offer of Cooperative Compensation shall control.

Charis Realty Group
Listing Broker (Company Name)

Allie Vasquez 08/27/24
Listing Broker/Authorized Representative Signature Date
Allie Vasquez

Gerald Taylor 08/30/2024
Seller Signature Date
Gayle Taylor, by her Attorney in Fact, Gerald Taylor

Seller Signature Date

Buyer Broker (Company Name)

Buyer Broker/Authorized Representative Signature Date

Buyer Signature Date

Buyer Signature Date

Subagent (Company Name)

Subagent's Broker/Authorized Representative Signature Date

Frederick, 241 E 4th Street, Ste 205 Frederick MD 21701 Phone: Fax: (240) 529-5021

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